

Exhibit A

IGA for Community Planning and Development Grants funded with CET City of Tigard – Mixed-Use Development Projects Milestone and Deliverables Schedule for Release of Funds

This project provides pre-development services for two sites located in Downtown Tigard. Site 1, the public works site, is owned by the City. Site 2 is an as yet to be identified site. The Developer partner has the responsibility to secure control of Site 2. Secure control means the Developer partner has a vested interest and has shown serious commitment to purchase Site 2; a purchase option including earnest money commitment if warranted has been executed (or similar commitment), with site purchase contingent on the outcomes of the deliverables described below. As such, milestone due dates may be different for tasks accomplished for both sites, depending on when Developer achieves control of Site 2. The table below includes the best estimates for milestone due dates.

| Milestone* | Deliverable | Date Due** | Grant Payment |
|------------|--|---|---------------|
| 1. | Execution of IGA Grant | November 26, 2013 ¹ | \$0 |
| 2. | Retain Project Management Consultant <ul style="list-style-type: none"> a) RFP and consultant selection b) Agreement and authorization c) Negotiate an Memorandum Of Understanding (MOU) with Developer d) Matching funding commitments provided to Metro e) Criteria approved by City Center Advisory Commission (CCAC) for making recommendations to the City Center Development Agency (CCDA) Board and City Council on project feasibility and how to proceed. | October 30, 2013 December 1, 2013 (MOU complete) | \$0 |
| 3. | Undertake Environmental Investigations² <ul style="list-style-type: none"> a) Developer to demonstrate control of Site 2 b) Consultant selection for environmental investigations c) Phase 1 and 2 Environmental Assessment Report for Site 2 d) Comments by City and Metro on reports for Sites 1 and 2 and determination whether or not to proceed | January 1, 2014 (Site 1) February 1, 2014 (Site 2) | \$30,000 |

¹ Tigard City Council Hearing on IGA

² This task refers to Site 2 only. The City will fund a level 2 environmental assessment for Site 1 to be completed by January 1, 2014.

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| | e) Progress report including environmental assessment report and decision whether or not to proceed | | |
| 4. | Undertake Appraisals and Land Surveys <ul style="list-style-type: none"> a) Consultant selections for appraisals and surveys b) Appraisal reports for Sites 1 and 2 c) Surveys for two downtown sites d) Comments by City and Metro on reports e) Progress report for milestone | February 15, 2014 (Site 1) March 1, 2014 (Site 2) | \$15,000 \$15,000 |
| 5. | Conduct Market Studies for 2 Sites <ul style="list-style-type: none"> a) Consultant selection for market studies b) Market studies for Sites 1 and 2 c) Comments by City and Metro on reports d) Progress report for milestone | April 1, 2014 | \$15,000 |
| 6. | Prepare Conceptual Design and Cost Estimates <ul style="list-style-type: none"> a) Architect selected with participation by Developer b) Draft design plans and cost estimates for Sites 1 and 2 c) Comments by City and Metro on draft plans d) Final design plans and cost estimates e) Progress report for milestone | June 1, 2014 | \$20,000 |
| 7. | Evaluate Development Feasibility <ul style="list-style-type: none"> a) Pro-forma analysis for Sites 1 and 2 b) Report evaluating financing and if gaps exist, public financing strategies c) Comments by City and Metro of draft reports d) Final pro-forma and financing strategies e) Progress report for milestone | July 15, 2014 | \$0 |
| 8. | Development Agreements and Approvals <ul style="list-style-type: none"> a) Draft and final development agreements for Sites 1 and 2 b) Comments by City and Metro of draft agreements c) Comments by City Center Advisory Commission and recommendations to the City Center Development Agency Board d) Final agreements e) CCDA Board review and approval of the development agreements and | September 1, 2014 | \$5,000 |

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|----------------------------------|---|--|------------------|
| | recommendations to the City Council f) City Council acceptance of the development agreements | | |
| TOTAL REIMBURSABLE AMOUNT | | | \$100,000 |

*If the Grant contained any Funding Conditions, Grantee shall demonstrate satisfaction with those conditions at the applicable milestone or deliverable due dates.

**Due dates are intended by the parties to be hard estimates of expected milestone completion dates. If the City anticipates that a due date cannot be met due to circumstances beyond its control, it shall inform Metro in writing no later than ten (10) days prior to the due date set forth above and provide a revised estimated due date; and Metro and the City shall mutually agree upon a revision to the milestone due dates set forth in this Agreement.

Note: City of Tigard match = \$130,340

Exhibit B

City Grant Request

[attach]